



NOTICE OF ADMINISTRATIVE DECISION

October 14, 2019

Bob Gutierrez
Sixty First Place Architects
7120 E. Indian School Road
Phoenix, AZ 85251
Email: bob@sixtyfirstplace.com
Phone: 480-947-6844

RE: Administrative Design Review to modify the Gilbert Shops Heritage Sign Program at 335 N. Gilbert Rd.- **DR16-56-S (PDR-2019-00140)**

Dear Mr. Gutierrez:

Staff has reviewed and **approved** your Administrative Design Review **PDR-2019-00140**, for approval of the proposed modifications to the Gilbert Shops Heritage Sign Program development located on 335 N. Gilbert Rd. The site is zoned Heritage Village Center (HVC). A general summary of the proposed modifications to the Gilbert Shops Heritage Sign Program are listed below:

- Revision of allowable sign area, location, and sign details on the eastern elevation of the structure.
 - Revised site plan to show location of additional sign location (**Exhibit 4**);
 - Revised elevation exhibit to include new sign details and location (**Exhibit 5**);
 - Added **Exhibit 5E** detailing the addition of two hand painted, non-illuminated tenant signs.

Staff has **approved** your request with the following conditions:

1. Construction shall conform to the updated exhibits submitted for this request, consisting of the following sheets: Site Plans, Sign Details and Elevations. All updated revised exhibits are stamped administratively approved October 14, 2019.
2. Except as amended in this request, construction shall conform to the conditions and exhibits stamped administratively approved March 1, 2018 under DR16-56-S.

If you have any questions regarding these findings, please contact me at (480) 503-6589.

Sincerely,

A handwritten signature in black ink that reads "Joshua Rogers". The signature is written in a cursive, flowing style.

Josh Rogers
Planner II



NOTICE OF DECISION

March 1, 2018

RE: DR16-56-S (PDR-2018-00023) Heritage Sign Plan for Gilbert Shops Building

Dear Applicant:

Staff has reviewed the revised drawings received for Administrative Design Review regarding **DR16-56-S (PDR-2018-00023) Heritage Sign Plan for Gilbert Shops Building (OHSO)**. Staff has made the following findings:

- The project is consistent with the LDC and applicable design guidelines;
- The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- The project is consistent with all applicable provisions of the Zoning Code;
- The project is compatible with adjacent and nearby development; and
- The project design provides for safe and efficient provision of public services.

Based on the above, staff has approved this Administrative Design Review with the following general summary of requests and required conditions of approval listed below:

- Heritage Sign Plan: The proposed Heritage Sign Plan is for the Gilbert Shops Building located at the northeast corner of Gilbert Road and Vaughn Avenue within the Heritage Village Center zoning district.
- As proposed the current Gilbert Shops Building includes three (3) tenant suites – OHSO will utilize the primary tenant space (8,734 sq. ft.) with outdoor patio, bike parking and entertainment area to the north and the other two (2) tenant spaces are located on the east (1,084 sq. ft.) and northwestern (1,300 sq. ft.) portions of the overall building will be utilized by future tenants.
- The Gilbert Shops Building has 215.33' of linear frontage on Vaughn Avenue, its longest elevation and will allow for double frontage, providing for a maximum allowable sign area of 645.99 sq. ft. of total sign area. As proposed under the Heritage Sign Plan for Gilbert Shops Building will utilize 552.1 sq. ft. amongst ten (10) total signs.
- Sign Types: As proposed in the Gilbert Shops Building Heritage Sign Plan the proposed sign types include but are not limited to Canopy Signage (Signs 1 & 9), Illuminated and Painted Wall Signage (Signs 3, 6, 7 and 10) and Projecting Wall Signage (Signs 2, 4, 5 and 8). Signage assignments by tenant user suite/ lease area are identified in the Gilbert Shops Building Heritage Sign Plan exhibits (DR16-56-S).

- Signage Colors and Materials – colors and materials are identified for OHSO and may vary based on tenant user colors for all tenant suites as identified in the Gilbert Shops Building Heritage Sign Plan exhibits (DR16-56-S).
- Sign illumination – illumination will consist of a number of different illumination methods such as exposed neon and wall mounted lighting. Other types of signage illumination will be permitted as identified in the Gilbert Shops Building Heritage Sign Plan exhibits (DR16-56-S).
- The proposed Heritage Sign Plan for Gilbert Shops Building will comply with all signage requirements of the Land Development Code (LDC), Article 4.4 – Sign Regulations and 4.4013, Heritage Village Center Zoning District Sign Regulations.

Staff has **approved** your request with the following conditions:

1. Construction shall conform to the exhibits submitted for this request, consisting of the following sheets: Gilbert Shops Building Heritage Sign Plan (13 pages). All exhibits are stamped administratively approved March 1, 2018.
2. Prior to construction of a sign extending over the Town right-of-way, an encroachment permit must be obtained through the Town Engineering Department

If you have any questions regarding this approval, please contact me at nathan.williams@gilbertaz.gov or (480) 503-6805.

Sincerely,



Nathan Williams, AICP
Senior Planner

Attachments:

1. Gilbert Shops Building Heritage Sign Plan (13 pages)



GILBERT SHOPS
335 N GILBERT ROAD
GILBERT, ARIZONA

APPROVED
 Administrative Design Review
 Case # DR16-56S
 Date 3/1/2018

Revised
 October 14, 2019
 DR19-140

HERITAGE SIGN PLAN
SUBMITTAL
02/01/18

DEVELOPER
 BGV GILBERT & VAUHGN LLC
 10611 NORTH HAYDEN ROAD
 SCOTTSDALE, ARIZONA 85260



SIXTY FIRST PLACE ARCHITECTS
 1220 EAST INDIAN SCHOOL ROAD
 SCOTTSDALE, ARIZONA 85251

Exhibit 2 Project Narrative

GILBERT SHOPS HERITAGE DISTRICT SIGN PLAN
335 N. Gilbert Rd.
Gilbert, Arizona 85234

Gilbert Shops is a multi-tenant single story building located on the northeast corner of Gilbert Road and Vaughn Avenue. The building is constructed primarily of masonry, with accents of corrugated mill finish siding. The roof design provides great variation, with pitched metal roofs, parapets, metal awnings and a canopy, all of which create a volumetric and varied interest to the building. Storefront entrances, located along both Gilbert Road and Vaughn Avenue, are also designed in a varied manner. Outdoor dining is located on the north side of the building.

SIGNAGE GOAL AND THEME:

One fundamental goal of the design of the building is to provide a varied and eclectic look. The building has varied openings, roof heights, roof styles and materials. Signage also needs to be varied in order to complement the eclectic look of the building. Uniformity of signage design, style or color is highly discouraged. Eclectic signage designs, styles and colors will complement the varied openings, roof heights, roof styles and materials of the building.

Another goal of the building design is to provide each tenant a distinct identity. One way this is accomplished is via the variations of roof types and heights above the various tenant suites. Another way is the varied sizes of openings in each tenant suite. Signage should also be varied in order to enhance distinct identities. Tenants are encouraged to creatively utilize a mix of styles, materials, colors and lighting techniques to inform and draw potential customers to their spaces.

All signage proposed by tenants is subject to a written approval by the owner of the building as well as a subsequent submittal and approval by the Town.

ALLOWABLE AREA CALCULATION:

Per Gilbert Sign Code the area of allowed signage for this building shall be based on the longest street frontage. The distribution of the signage area shall be determined by the landlord with no tenant having less than 32 s.f. (based on Gilbert sign code).

Refer to Exhibit 5 (Building Elevations) for the distribution of signage and signage types. Should a tenant request a sign with a greater square footage or different location than shown on Exhibit 5, such request shall be subject to building owner and Town approval.

The maximum sign area per the Gilbert Sign Code is 645.99 square feet, calculated as follows: 215.33' of frontage on Vaughn Ave x 1.5 x 2 = 645.99 s.f.

PERMITTING

All signs shall comply with the Town of Gilbert Sign Code.

Prior to submittal to the Town for a sign permit, tenants shall submit the signage design to the building owner for review and written approval.

Any change to sign locations, and any increases to the sign sizes as shown on Exhibit 5 are subject to approval by the building owner and will be subject administrative approval by the Town of Gilbert.

SIGN TYPES

Wall signs, projected roof signs, projected wall signs, blade signs, and canopy mounted signs will be allowed.

Exhibit 5 shows a painted wall mural, located on the north elevation of the building. This mural will be artistically designed to contribute to the richness of the Heritage district. This mural, as with all tenant signs, will require Town administrative approval.

LIGHTING

Creative use of lighting is encouraged. Neon lighting as well as halo illuminated lettering, internally lit channels, and shielded exterior lighting will be allowed.

The fixture for shielded exterior light shall use the building standard. A cut sheet for this standard is at the end of this exhibit

Exposed raceways will not be permitted.

RESTRICTIONS AND LIMITATIONS

The horizontal length of any tenant wall sign shall not exceed 80% of the horizontal dimension of the wall on which it is placed, and the vertical length of any tenant wall sign shall not exceed 80% of the vertical dimension of the wall on which it is placed.

Projecting signs shall be permanently affixed to the exterior of the building wall within the confines of the leased storefront area. Projecting signs shall not exceed the height of a roof line or parapet to which it is attached by more than 25% of the sign height.

Through penetrations required for sign support shall not impact roofing at backside of parapet.

All signs that meet the Heritage Sign Plan guidelines and are in conformance with the Land Development Code may be reviewed administratively as part of the sign permit process to ensure they meet the guidelines for appropriate design as set forth in the Heritage District Guidelines.



Exterior lit dimensional letters on a background



Amorphous shape with exposed neon



Internally lit with push through lettering



Plex face pan lettering with back lighting



Sign painted on masonry externally lit



3-dimensional imagery



Neon over painted lettering



Neon outline



Exposed neon lettering in pan channels

Examples of various acceptable sign types.
however this exhibit should not be a limitation of creativity.

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

EXTERIOR SIGN
LIGHT FIXTURE

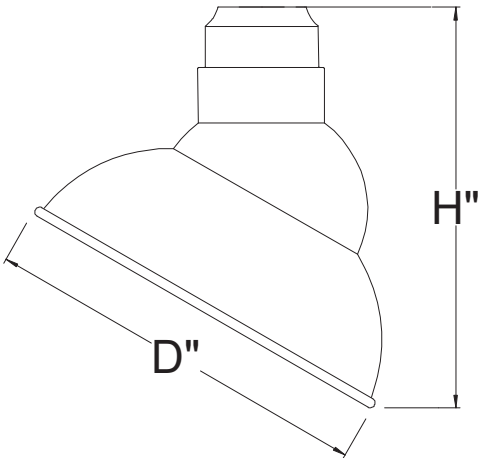


BASELIGHT CORPORATION
EMBLEM SHADE

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

EMBLEM SHADE

PREPARED BY: Sun Lighting
TYPE: Sign Light
JOB NAME: O.H.S.O. Brewery
DATE: 2/8/18
CERTIFICATION: UL LISTED



MODEL#	D"	H"
M707	7	8 ¾
M710	10	10
M712	12	12
M718	18	14

Model Number: M712/49/10WLED3500120/E11-49

FINISH-Five stage pretreatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors, Except #49-Galvanized, #62-Anodized Bronze and #63-Iron Rust, Unless specified. Custom colors and Marine are available upon request.

MOUNTING- 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

REFLECTOR- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125. Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

LAMP HOLDERS- Accommodates **Incandescent** medium base porcelain socket, copper shell with nicked plate, rated 250V, 660W. **Compact Fluorescent** 4 pin heat resistant thermoplastic socket accommodates 26/32W (Gx24q-3 base) and 42W (Gx24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V. **High Intensity Discharge (H.I.D.)** medium base, 4KV pulse start socket, rated 660W/600V. **LED**10W. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MODEL#	FINISH		LIGHT SOURCE						MOUNTING OPT.
			INC	CF ¹	HID ¹	LED			
						W	K	V	
M707	40-copper w/ coat	52-patina	100W	26W	35W, 50W	10W	3500	120	-Arm extension -Post Mts & Pole -Stem -Cord ² -Cable & Chain -Hub
M710	41-black	53-rust	150W	26W, 32W, 42W,	35W, 50W, 70W, 100W		4000		
	42-dr. green	54-stucco							
M712	43-red	55-sage	200W				5000		
	44-white	58-satin alum. clear coat							
	45-med. blue	59-coppertone	300W						
	46-yellow	60-canal green							
	48-polish alum.	61-anod. charcoal							
M718	49-galvanized	62-anod. bronze							
	50-navy blue	63-iron rust							
	51-arch. Bronze								

¹ Remote ballast
² INC max wattage 150W
Call factory for higher wattage

PHONE: 877-999-1990
FAX: 877-999-1955

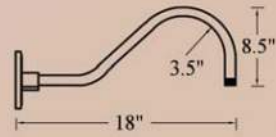


12260 EAST END AVE. CHINO, CA 91710

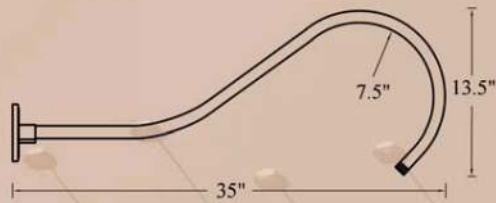


1/2" ARM EXTENSIONS

E1



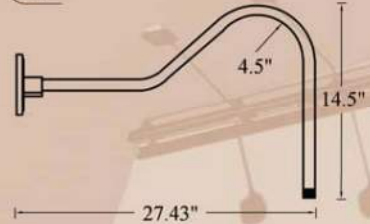
E2



E3



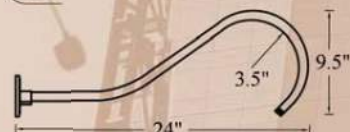
E4



E23



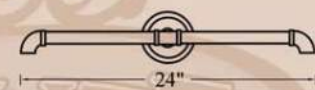
E24



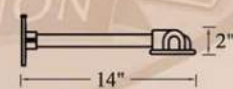
E2S



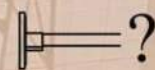
E18A



E22



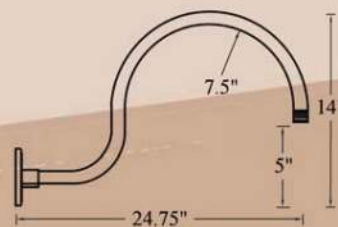
E14



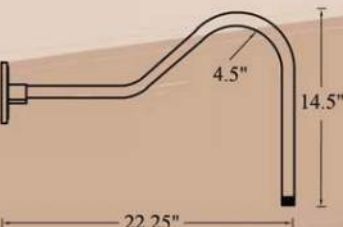
Baselite will take your sketch and fabricate a custom arm extension to meet your needs.

3/4" ARM EXTENSIONS

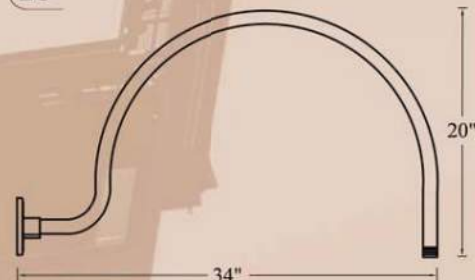
E3A



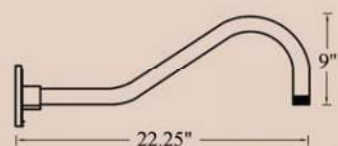
E4A



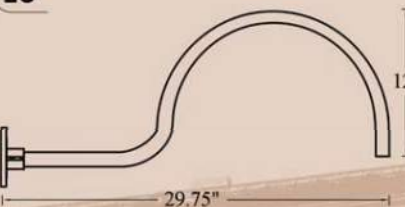
E5



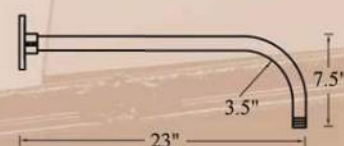
E6



E8



E15



APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018



GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 5', 10', 15', and 25' from left to right. The bar is divided into four equal segments, each representing 5 feet.

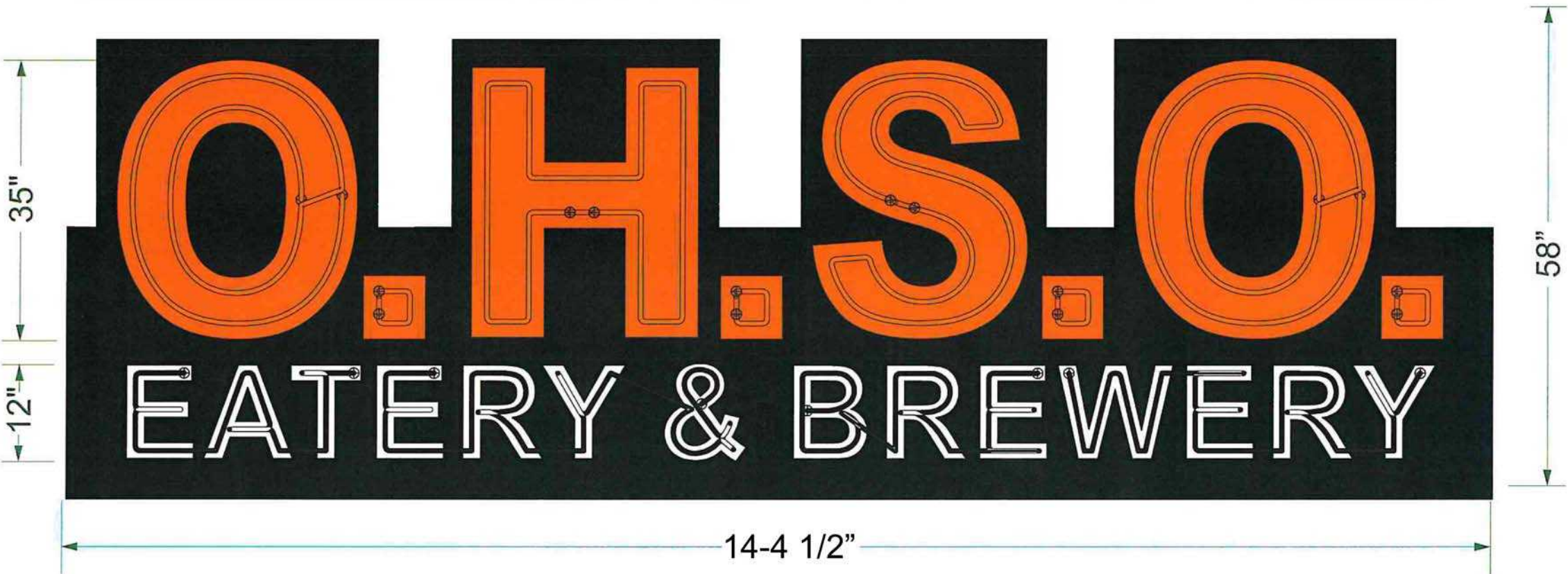


 **2** **VICINITY PLAN**
SCALE: NTS

BUILDING AND SITE DATA	
<u>SET BACKS:</u>	<u>ZONING:</u> HVC HERITAGE VILLAGE CENTER
FRONT 0'	
SIDE 0'	
REAR 0'	
	<u>SITE AREA:</u>
	GROSS ACRES: 33,701 SF. = .77 ACRES (INCLUDES ROW)
	NET ACRES: 17,084 SF = .39 ACRES
<u>BUILDING HEIGHT:</u>	<u>ALLOWABLE SIGNAGE CALCULATION</u>
MAX ALLOWABLE HEIGHT 35'-0" 2 STORIES	215.33' X 1.5 X 2 =645.99 S.F. ALLOWED
PROPOSED BUILDING HEIGHT 31'-3" TOP OF PARAPET 1 STORY	
<u>BUILDING FOOTPRINT</u>	
LEASE SPACE A 8,734 SF	
LEASE SPACE B 1,300 SF	
LEASE SPACE C 1,084 SF	
EXIT HALL 229 SF	
FIRE RISER RM 62 SF	
<hr/>	
TOTAL 11,409 SF	
LOT COVERAGE (11,409/ 17,084): 66.78%	

Southwest Elevation SIGN = 69.50 Square Feet

EXPOSED NEON ILLUMINATED CHANNEL LETTER WITH LOWER EXPOSED NEON



Letters..... Aluminum Pan Channel
Thickness..... 080 Backs / .063 Return
Color..... Behr Glowing Firelight SG 200
Attachment..... 1/4" Bolts, Nuts, Washers
Neon..... Exposed 15mm Clear Red
Neon Termination.... 200 Glass Housing
Power Source..... Neon Transformer 120v/UL 2161

Backer Letters..... Flat Cut Aluminum
Thickness..... 080
Color..... Pantone White PMS 001
Attachment..... 3/16" Aluminum Stud
Neon..... 15mm White
Neon Termination.... 200 Glass Housing
Power Source..... Neon Transformer 120v/UL 2161

Backer Panel..... .125 Aluminum
Aluminum Frame..... 2" x 2" x 3/16"
Color..... Renwick Brown DET 630
Mounting Hardware..... 1/2" x 1-1/4" Bolts, Nuts, Washers

GILBERT SHOPS HSP EXHIBIT 5A

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

SIGN KEY TO PLAN
1 9

Project: OHSO Brewery
Address: 335 N. Gilbert Road, Gilbert, AZ 85234
Contact: _____
Acct. Mgr: _____
Scale: NTS
Date: 1-25-2018
Designer: Mark Cefalu

Design No. _____

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

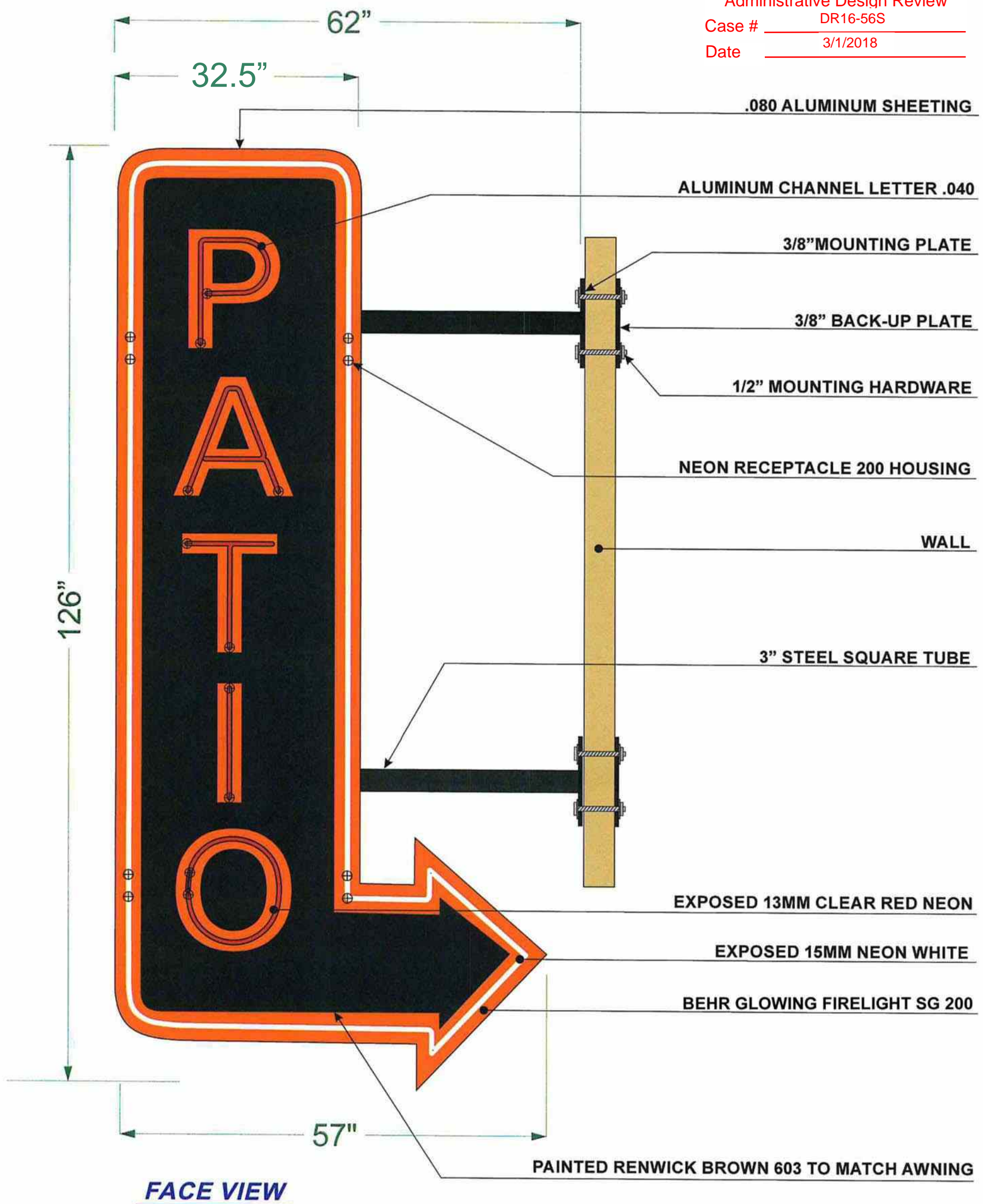
WESTERN
Signs & Lighting
2452 W. BIRCHWOOD STE. III
MESA, ARIZONA 85202
480-831-8600

DOUBLE FACE EXPOSE NEON ILLUMINATED PROJECTION SIGN

SOUTH ELEVATION SIGN = 30.3 SQUARE FEET

APPROVED

Administrative Design Review
Case # DR16-56S
Date 3/1/2018



THIS SIGN WILL BE SET UP TO FLASH. ARROW SEPARATE FROM PATIO

SIGN KEY TO PLAN

2

EXHIBIT 5B SIGN DETAILS

WESTERN
Signs & Lighting
2452 W. BIRCHWOOD STE. 111
MESA, ARIZONA 85202
480-831-8600

This is an original unaltered drawing created by Western Signs & Lighting, LLC. It is submitted for your personal use in connection with Western Signs & Lighting, LLC. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. The changing of any colors, sizes, applications of material or dimensions shall not alter the basic drawing. Ownership of design is held by Western Signs & Lighting, LLC. Permission to use this drawing in any form or fashion must be first obtained in writing from Western Signs & Lighting, LLC.

Project	OHSO Brewery
Address	335 N. Gilbert Road Gilbert, AZ 85234
Contact	Phone
Acct. Mgr.	Designer Mark Cefalu
Scale NTS	Date 1-25-2018

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Design No.

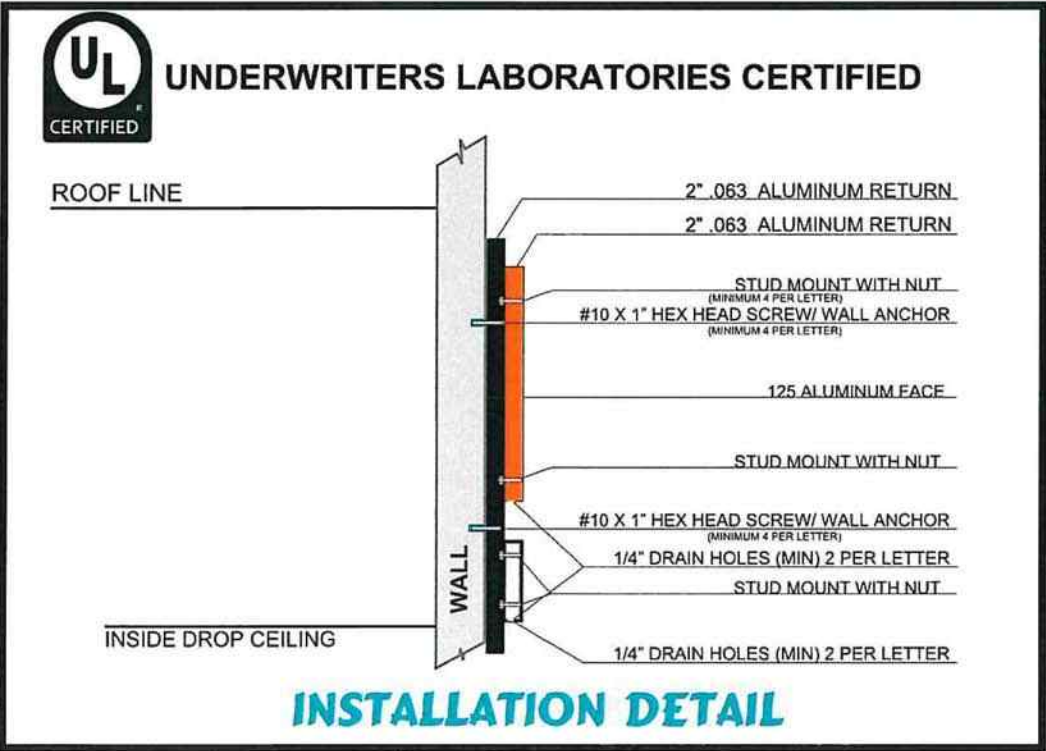
North Elevation = 48 Square Feet



APPROVED
Administrative Design Review
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Date 3/1/2018

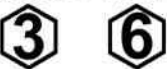
- ILLUMINATION.....N/A
LETTER FACE.....(.125) ALUMINUM
RETURN.....(.063) RETURNS
LEXAN BACKS.....N/A
PAINT COLOR.....BEHR GLOWING FIRELIGHT SG 200
PANTONE WHITE PMS 001
MOUNTING.....WALL ANCHORS #10 SCREWS
BACKER PANEL.....(.080) PAINTED DUNN EDWARDS
RENWICK BROWN

Non - Illuminated Reverse Channel Letter on Backer Panel



Side View

SIGN KEY TO PLAN



WESTERN
Signs & Lighting
2452 W. BIRCHWOOD STE. III
MESA, ARIZONA 85202
480-831-8600

Project OHSO Brewery	
Address 335 N. Gilbert Road Gilbert, AZ 85234	
Contact	Phone
Acct. Mgr.	Designer Mark Cefalu
Scale NTS	Date 1-25-2018

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Design No.



Revised Exhibit

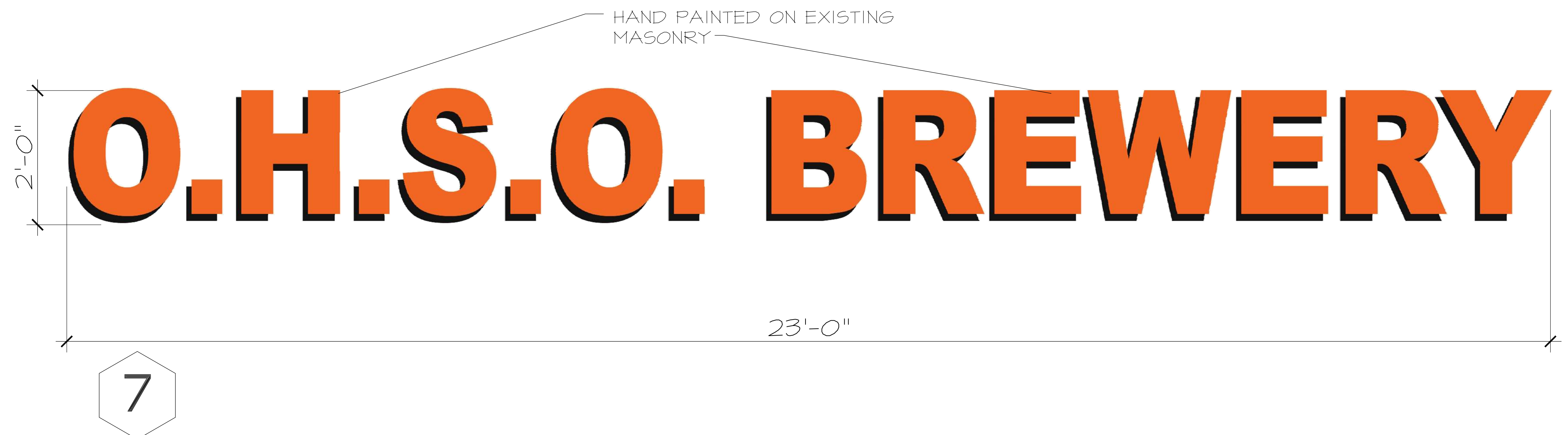
APPROVED

Administrative Design Review

Case # PDR-2019-00140

Date October 14, 2019

EAST ELEVATION



SIXTY FIRST PLACE ARCHITECTS, LTD.

7120 EAST INDIAN SCHOOL, SUITE L
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-6844 FAX (480) 947-9518

GILBERT SHOPS BUILDING

335 North Gilbert Road
GILBERT, ARIZONA 85234
SIGN DETAILS SIGNS 6 & 7



DATE	REVISIONS

**SIXTY
FIRST
PLACE
ARCHI
TECTS**

JOB NUMBER
16030

DATE
08/30/19

SHEET NO.
5 E



GILBERT SHOPS CHP EXHIBIT 5D

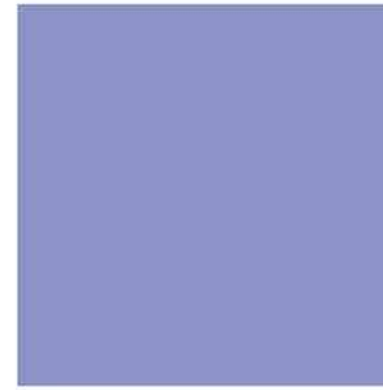
APPROVED
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BEHR SG-200
GLOWING FIRELIGHT



PMS 367 C, 374 U



PMS 271 C, 7446 U



PMS BLUE 298



DUNN EDWARDS DET 630
RENEWICK BROWN



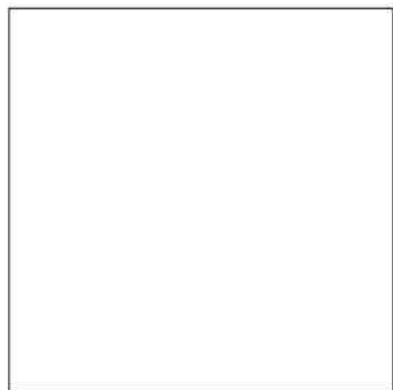
PMS 183C, 197U



COOL GRAY 10 C, 426 U



PMS ORANGE 173



PANTONE WHITE PMS 001



PMS 478 C, P43-16 U



PMS COOL GRAY 5C

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

GILBERT SHOPS HSP MATERIAL BOARD EXHIBIT 6



NOTICE OF DECISION

March 1, 2018

RE: DR16-56-S (PDR-2018-00023) Heritage Sign Plan for Gilbert Shops Building

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- The proposed Heritage Sign Plan for Gilbert Shops Building will comply with all signage requirements of the Land Development Code (LDC), Article 4.4 – Sign Regulations and 4.4013, Heritage Village Center Zoning District Sign Regulations.

Staff has **approved** your request with the following conditions:

1. Construction shall conform to the exhibits submitted for this request, consisting of the following sheets: Gilbert Shops Building Heritage Sign Plan (13 pages). All exhibits are stamped administratively approved March 1, 2018.
2. Prior to construction of a sign extending over the Town right-of-way, an encroachment permit must be obtained through the Town Engineering Department

If you have any questions regarding this approval, please contact me at nathan.williams@gilbertaz.gov or (480) 503-6805.

Sincerely,



Nathan Williams, AICP
Senior Planner

Attachments:

1. Gilbert Shops Building Heritage Sign Plan (13 pages)



GILBERT SHOPS
335 N GILBERT ROAD
GILBERT, ARIZONA

APPROVED
 Administrative Design Review
 Case # DR16-56S
 Date 3/1/2018

HERITAGE SIGN PLAN
SUBMITTAL
02/01/18

DEVELOPER
 BGV GILBERT & VAUHGN LLC
 10611 NORTH HAYDEN ROAD
 SCOTTSDALE, ARIZONA 85260



SIXTY FIRST PLACE ARCHITECTS
 1220 EAST INDIAN SCHOOL ROAD
 SCOTTSDALE, ARIZONA 85251

Exhibit 2 Project Narrative

GILBERT SHOPS HERITAGE DISTRICT SIGN PLAN
335 N. Gilbert Rd.
Gilbert, Arizona 85234

Gilbert Shops is a multi-tenant single story building located on the northeast corner of Gilbert Road and Vaughn Avenue. The building is constructed primarily of masonry, with accents of corrugated mill finish siding. The roof design provides great variation, with pitched metal roofs, parapets, metal awnings and a canopy, all of which create a volumetric and varied interest to the building. Storefront entrances, located along both Gilbert Road and Vaughn Avenue, are also designed in a varied manner. Outdoor dining is located on the north side of the building.

SIGNAGE GOAL AND THEME:

One fundamental goal of the design of the building is to provide a varied and eclectic look. The building has varied openings, roof heights, roof styles and materials. Signage also needs to be varied in order to complement the eclectic look of the building. Uniformity of signage design, style or color is highly discouraged. Eclectic signage designs, styles and colors will complement the varied openings, roof heights, roof styles and materials of the building.

Another goal of the building design is to provide each tenant a distinct identity. One way this is accomplished is via the variations of roof types and heights above the various tenant suites. Another way is the varied sizes of openings in each tenant suite. Signage should also be varied in order to enhance distinct identities. Tenants are encouraged to creatively utilize a mix of styles, materials, colors and lighting techniques to inform and draw potential customers to their spaces.

All signage proposed by tenants is subject to a written approval by the owner of the building as well as a subsequent submittal and approval by the Town.

ALLOWABLE AREA CALCULATION:

Per Gilbert Sign Code the area of allowed signage for this building shall be based on the longest street frontage. The distribution of the signage area shall be determined by the landlord with no tenant having less than 32 s.f. (based on Gilbert sign code).

Refer to Exhibit 5 (Building Elevations) for the distribution of signage and signage types. Should a tenant request a sign with a greater square footage or different location than shown on Exhibit 5, such request shall be subject to building owner and Town approval.

The maximum sign area per the Gilbert Sign Code is 645.99 square feet, calculated as follows: 215.33' of frontage on Vaughn Ave x 1.5 x 2 = 645.99 s.f.

PERMITTING

All signs shall comply with the Town of Gilbert Sign Code.

Prior to submittal to the Town for a sign permit, tenants shall submit the signage design to the building owner for review and written approval.

Any change to sign locations, and any increases to the sign sizes as shown on Exhibit 5 are subject to approval by the building owner and will be subject administrative approval by the Town of Gilbert.

SIGN TYPES

Wall signs, projected roof signs, projected wall signs, blade signs, and canopy mounted signs will be allowed.

Exhibit 5 shows a painted wall mural, located on the north elevation of the building. This mural will be artistically designed to contribute to the richness of the Heritage district. This mural, as with all tenant signs, will require Town administrative approval.

LIGHTING

Creative use of lighting is encouraged. Neon lighting as well as halo illuminated lettering, internally lit channels, and shielded exterior lighting will be allowed.

The fixture for shielded exterior light shall use the building standard. A cut sheet for this standard is at the end of this exhibit

Exposed raceways will not be permitted.

RESTRICTIONS AND LIMITATIONS

The horizontal length of any tenant wall sign shall not exceed 80% of the horizontal dimension of the wall on which it is placed, and the vertical length of any tenant wall sign shall not exceed 80% of the vertical dimension of the wall on which it is placed.

Projecting signs shall be permanently affixed to the exterior of the building wall within the confines of the leased storefront area. Projecting signs shall not exceed the height of a roof line or parapet to which it is attached by more than 25% of the sign height.

Through penetrations required for sign support shall not impact roofing at backside of parapet.

All signs that meet the Heritage Sign Plan guidelines and are in conformance with the Land Development Code may be reviewed administratively as part of the sign permit process to ensure they meet the guidelines for appropriate design as set forth in the Heritage District Guidelines.



Exterior lit dimensional letters on a background



Amorphous shape with exposed neon



Internally lit with push through lettering



Plex face pan lettering with back lighting



Sign painted on masonry externally lit



3-dimensional imagery



Neon over painted lettering



Neon outline



Exposed neon lettering in pan channels

Examples of various acceptable sign types.
however this exhibit should not be a limitation of creativity.

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

EXTERIOR SIGN
LIGHT FIXTURE

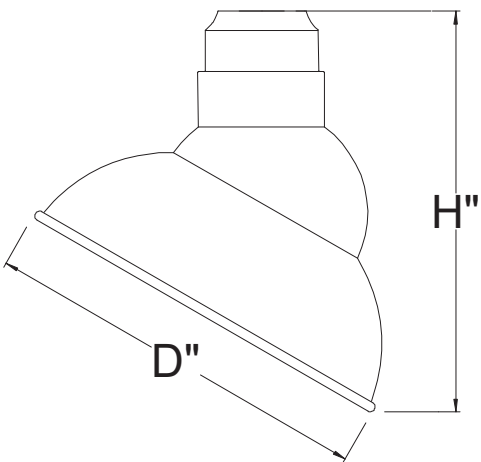


BASELIGHT CORPORATION
EMBLEM SHADE

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

EMBLEM SHADE

PREPARED BY: Sun Lighting
TYPE: Sign Light
JOB NAME: O.H.S.O. Brewery
DATE: 2/8/18
CERTIFICATION: UL LISTED



MODEL#	D"	H"
M707	7	8 ¾
M710	10	10
M712	12	12
M718	18	14

Model Number: M712/49/10WLED3500120/E11-49

FINISH-Five stage pretreatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors, Except #49-Galvanized, #62-Anodized Bronze and #63-Iron Rust, Unless specified. Custom colors and Marine are available upon request.

MOUNTING- 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

REFLECTOR- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125. Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

LAMP HOLDERS- Accommodates **Incandescent** medium base porcelain socket, copper shell with nicked plate, rated 250V, 660W. **Compact Fluorescent** 4 pin heat resistant thermoplastic socket accommodates 26/32W (Gx24q-3 base) and 42W (Gx24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V. **High Intensity Discharge (H.I.D.)** medium base, 4KV pulse start socket, rated 660W/600V. **LED**10W. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MODEL#	FINISH		LIGHT SOURCE						MOUNTING OPT.
			INC	CF ¹	HID ¹	LED			
						W	K	V	
M707	40-copper w/ coat	52-patina	100W	26W	35W, 50W	10W	3500	120	-Arm extension -Post Mts & Pole -Stem -Cord ² -Cable & Chain -Hub
M710	41-black	53-rust	150W	26W, 32W, 42W,	35W, 50W, 70W, 100W		4000		
	42-dr. green	54-stucco					5000		
M712	43-red	55-sage	200W						
	44-white	58-satin alum. clear coat	300W						
	45-med. blue	59-coppertone							
	46-yellow	60-canal green							
	48-polish alum.	61-anod. charcoal							
	49-galvanized	62-anod. bronze							
M718	50-navy blue	63-iron rust							
	51-arch. Bronze								

¹ Remote ballast
² INC max wattage 150W
Call factory for higher wattage

PHONE: 877-999-1990
FAX: 877-999-1955

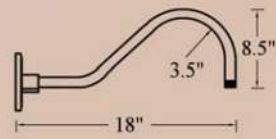


12260 EAST END AVE. CHINO, CA 91710

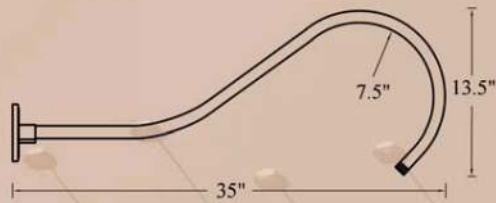


1/2" ARM EXTENSIONS

E1



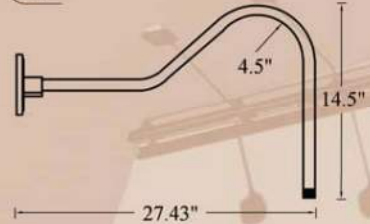
E2



E3



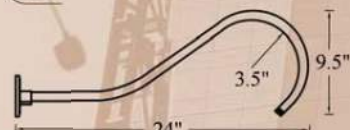
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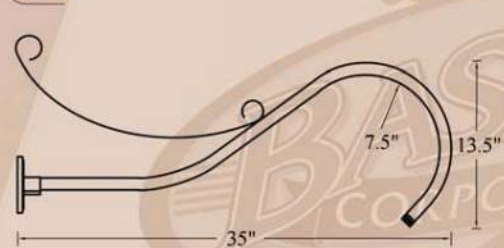
E23



E24



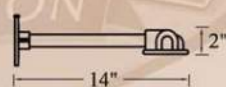
E2S



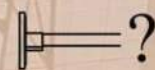
E18A



E22



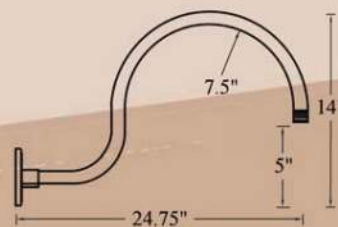
E14



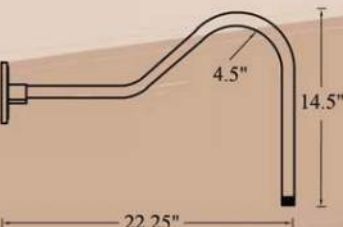
Baselite will take your sketch and fabricate a custom arm extension to meet your needs.

3/4" ARM EXTENSIONS

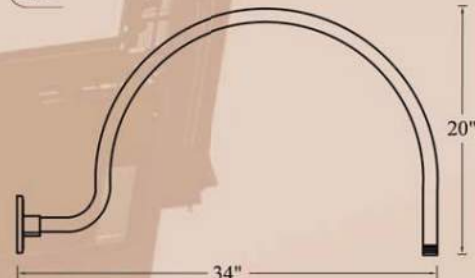
E3A



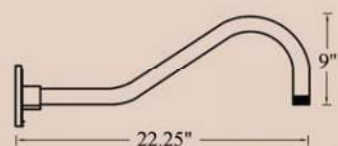
E4A



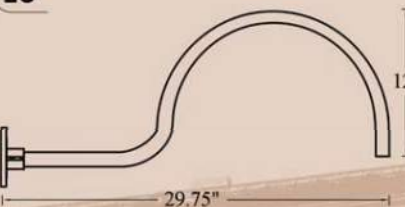
E5



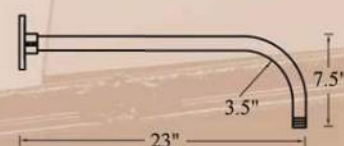
E6



E8



E15



APPROVED

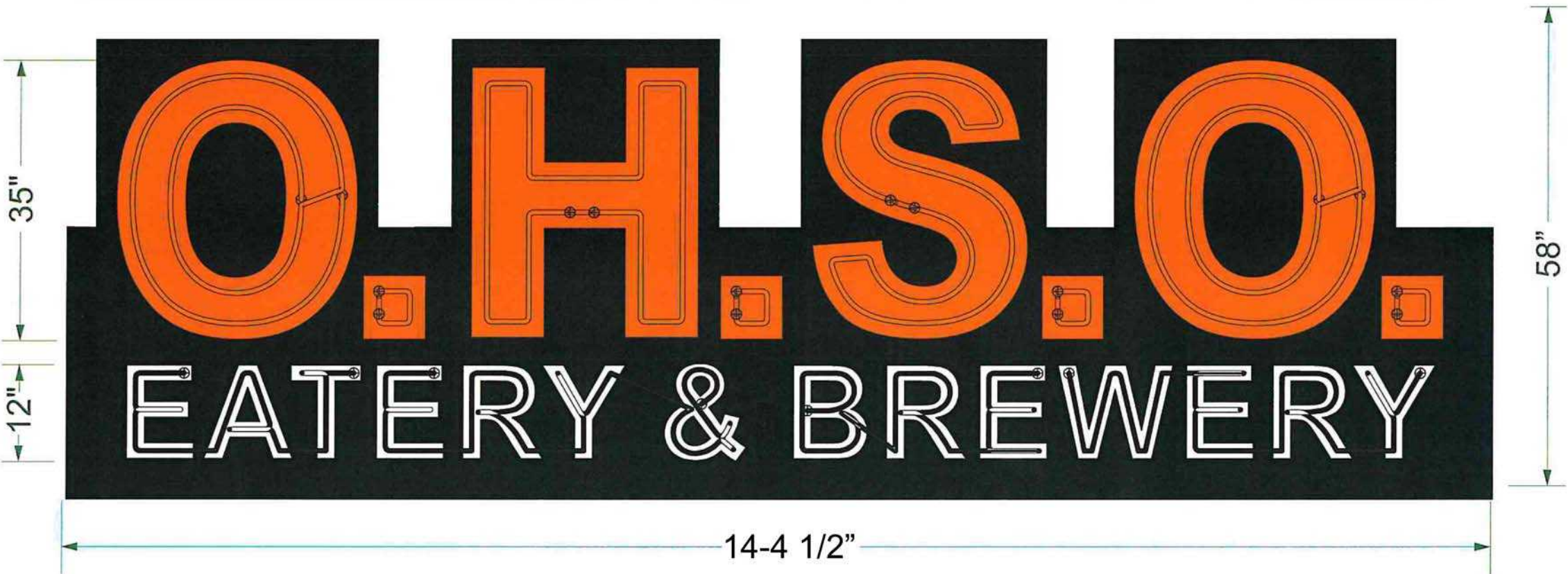
Administrative Design Review

Case # DR16-56S

Date 3/1/2018

Southwest Elevation SIGN = 69.50 Square Feet

EXPOSED NEON ILLUMINATED CHANNEL LETTER WITH LOWER EXPOSED NEON



Letters..... Aluminum Pan Channel
Thickness..... 080 Backs / .063 Return
Color..... Behr Glowing Firelight SG 200
Attachment..... 1/4" Bolts, Nuts, Washers
Neon..... Exposed 15mm Clear Red
Neon Termination.... 200 Glass Housing
Power Source..... Neon Transformer 120v/UL 2161

Backer Letters..... Flat Cut Aluminum
Thickness..... 080
Color..... Pantone White PMS 001
Attachment..... 3/16" Aluminum Stud
Neon..... 15mm White
Neon Termination.... 200 Glass Housing
Power Source..... Neon Transformer 120v/UL 2161

Backer Panel..... .125 Aluminum
Aluminum Frame..... 2" x 2" x 3/16"
Color..... Renwick Brown DET 630
Mounting Hardware..... 1/2" x 1-1/4" Bolts, Nuts, Washers

GILBERT SHOPS HSP EXHIBIT 5A

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

SIGN KEY TO PLAN
1 9

Project: OHSO Brewery
Address: 335 N. Gilbert Road, Gilbert, AZ 85234
Contact: _____
Acct. Mgr: _____
Scale: NTS
Date: 1-25-2018
Designer: Mark Cefalu

Design No. _____

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

WESTERN
Signs & Lighting
2452 W. BIRCHWOOD STE. III
MESA, ARIZONA 85202
480-831-8600

DOUBLE FACE EXPOSE NEON ILLUMINATED PROJECTION SIGN

SOUTH ELEVATION SIGN = 30.3 SQUARE FEET

APPROVED

Administrative Design Review

DR16-56S

Case #

3/1/2018

Date

.080 ALUMINUM SHEETING

ALUMINUM CHANNEL LETTER .040

3/8" MOUNTING PLATE

3/8" BACK-UP PLATE

1/2" MOUNTING HARDWARE

NEON RECEPTACLE 200 HOUSING

WALL

3" STEEL SQUARE TUBE

EXPOSED 13MM CLEAR RED NEON

EXPOSED 15MM NEON WHITE

BEHR GLOWING FIRELIGHT SG 200

PAINTED RENWICK BROWN 603 TO MATCH AWNING

FACE VIEW

THIS SIGN WILL BE SET UP TO FLASH. ARROW SEPARATE FROM PATIO

SIGN KEY TO PLAN

2

EXHIBIT 5B SIGN DETAILS

WESTERN
Signs & Lighting
2452 W. BIRCHWOOD STE. 111
MESA, ARIZONA 85202
480-831-8600

This is an original unaltered drawing created by Western Signs & Lighting, LLC. It is submitted for your personal use in connection with Western Signs & Lighting, LLC. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. The changing of any colors, sizes, applications of material or dimensions shall not alter the basic drawing. Ownership of design is held by Western Signs & Lighting, LLC. Permission to use this drawing in any form or fashion must be first obtained in writing from Western Signs & Lighting, LLC.

Project	OHSO Brewery
Address	335 N. Gilbert Road Gilbert, AZ 85234
Contact	Phone
Acct. Mgr.	Designer Mark Cefalu
Scale NTS	Date 1-25-2018

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.
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Design No.

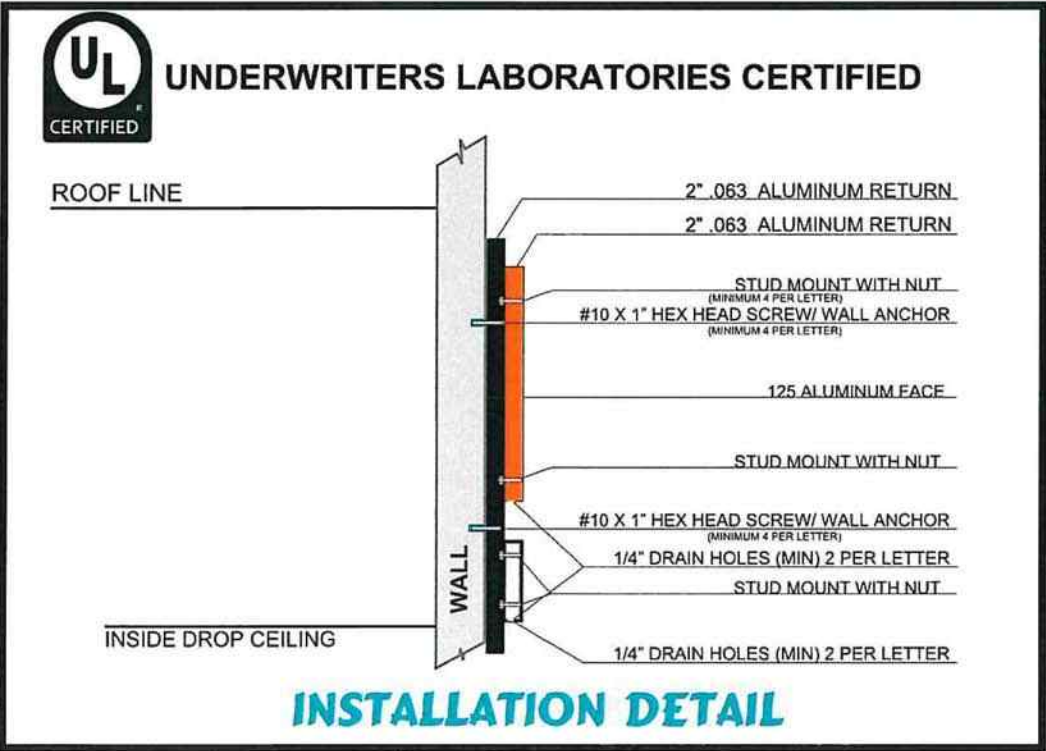
North Elevation = 48 Square Feet



APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

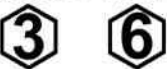
- ILLUMINATION.....N/A
LETTER FACE.....(.125) ALUMINUM
RETURN.....(.063) RETURNS
LEXAN BACKS.....N/A
PAINT COLOR.....BEHR GLOWING FIRELIGHT SG 200
PANTONE WHITE PMS 001
MOUNTING.....WALL ANCHORS #10 SCREWS
BACKER PANEL.....(.080) PAINTED DUNN EDWARDS
RENWICK BROWN

Non - Illuminated Reverse Channel Letter on Backer Panel



Side View

SIGN KEY TO PLAN



WESTERN
Signs & Lighting
2452 W. BIRCHWOOD STE. III
MESA, ARIZONA 85202
480-831-8600

Project OHSO Brewery	
Address 335 N. Gilbert Road Gilbert, AZ 85234	
Contact	Phone
Acct. Mgr.	Designer Mark Cefalu
Scale NTS	Date 1-25-2018

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.
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Design No.



GILBERT SHOPS CHP EXHIBIT 5D

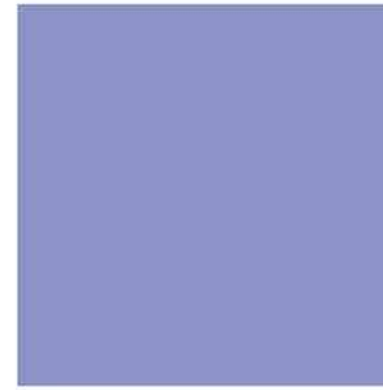
APPROVED
Administrative Design Review
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BEHR SG-200
GLOWING FIRELIGHT



PMS 367 C, 374 U



PMS 271 C, 7446 U



PMS BLUE 298



DUNN EDWARDS DET 630
RENEWICK BROWN



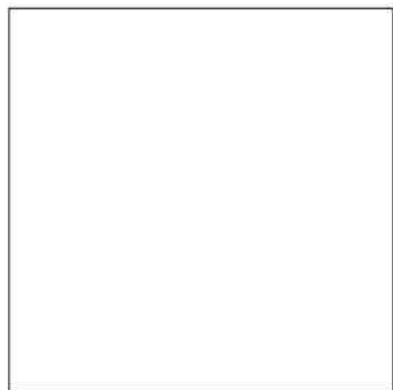
PMS 183C, 197U



COOL GRAY 10 C, 426 U



PMS ORANGE 173



PANTONE WHITE PMS 001



PMS 478 C, P43-16 U



PMS COOL GRAY 5C

APPROVED
Administrative Design Review
Case # DR16-56S
Date 3/1/2018

GILBERT SHOPS HSP MATERIAL BOARD EXHIBIT 6